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Site

GOVERNMENT DOCUMENTS
COLLECTION
SEP 11 1984
University of Massachusetts
Depository Copy



THE PROGRAM

Massachusetts Department of Commerce as the Commonwealth's principle economic development agency, receives many requests from companies located inside and outside of the state for information about real estate that would fit their expressed start-up, expansion or relocation needs.

To better and more expeditiously respond to these needs, the Department has developed the **S.I.T.E.** Program.

The **Site Inventory Tracking Exchange** maintains a computerized listing of available industrial land and space throughout the Commonwealth.

Provides a comprehensive, easy to read computer printout of the properties' assets and features.

Through a unique video tape process, can provide "arm chair" reviews and video presentations of the actual sites.

Provides developmental and technical assistance, through both state and local resources.

S.I.T.E. brings together state and local economic development agencies, departments, programs, etc. in a joint effort of service delivery to potential job and revenue generating industrial clients. **S.I.T.E.** provides a comprehensive package of managerial and technical assistance to the prospective client, with services customized to meet their specialized needs. The state and local resource partnership assists with various problems involved in industrial development, including:

- Licensing/Permitting
- Environmental Standards
- Zoning
- Public Works/Highway Needs
- Financing Strategy/Techniques
- Manpower Needs
- Local Liaison with Municipal Officials

THE GUIDELINES

The **S.I.T.E.** Program identifies, collects and electronically inventories various pieces of industrial real estate throughout the Commonwealth. All buildings, space and land that can be used for manufacturing, warehouse/distribution or research and development purposes are eligible for **S.I.T.E.**

Industrial property must have a minimum of 10,000 square feet of building space or five acres of land to qualify. The minimum requirements on land and buildings do not apply to urban areas. Property that will soon enter the market may be listed along with the date of availability.

Listings may be submitted at any time by any economic development entity, property owner, developer or broker. Both exclusive and non-exclusive listings may be submitted. To avoid duplication on non-exclusive listings, properties will be listed on a first come, first serve basis. Each entry submitted by an agent for the owner, must be accompanied by a *Letter of Authorization* (enclosed).

In order for properties to be listed, they should be submitted on the proper **S.I.T.E.** questionnaire form, and must include at least one color slide of the property. Listors can submit up to four slides of the building or space showing some of its finer points (e.g., aerial views, loading docks, access roads, etc.) to better market the land or space, listors should provide us with any other marketing or descriptive material that is available (e.g., maps, topographical descriptions, plot plans, brochures, etc.).

Access to the **S.I.T.E.** System Data Base can be made only through the Massachusetts Department of Commerce or the numerous public economic development entities located throughout the state (e.g., Industrial Development Commissions, Chambers of Commerce, Local Development Agencies, Municipal Officials or Development Agencies, etc.). This will insure the protection of all listings in addition to providing the opportunity for the local development entity to aggressively market their areas.


The entire listing data base will be updated on a quarterly basis to keep the information as current as possible. During the updating process, listors will be provided with printouts of all their submissions. This will allow them to both identify what of theirs is in the computer, in addition to affording them the opportunity to update, change or delete listings.

NOTE: All listors please review the enclosed *Procedural Memorandum of Understanding*.

THE PROCESS


Entry

- 1) For each listing, the submitter completely fills out a **S.I.T.E.** questionnaire form and together with the color slides(s) of the property and any other descriptive materials and a letter of authorization from the owner submits the package to the Department.
- 2) The Department reviews the package for completeness and runs a check of the data base to assure no duplication. Incomplete packages will be returned to the listor.
- 3) A listing number is assigned to the property and the information from the **S.I.T.E.** questionnaire form is entered into the computer.
- 4) A printout of that listing is sent to the listor to insure all information is correct.
- 5) Quarterly, submitters are supplied with printouts of their listings for updating, etc.



MASSACHUSETTS DEPARTMENT OF COMMERCE

SITE INVENTORY TRACKING EXCHANGE
100 Cambridge Street, Boston, Mass. 02202
Telephone: (617) 727-2932



Name of Company <CONT>

Phone

Number and Street

City or Town

Submitted by (Name and Title)

AUTHORIZED AGENT

OWNER

DEVELOPER

REALTOR

ECONOMIC DEVELOPMENT GROUP

OTHER

NEW ENTRY

REVISION

DELETION

CLASSIFICATION <TYPE>

LAND

INDUSTRIAL SPACE

DESCRIPTION

AREA <SIZE> [] [] [] [] [] sq. ft.
or [] [] acres

EXPANDABLE TO <EX> [] [] [] [] [] sq. ft.
or [] [] [] [] [] acres

SUBDIVIDABLE TO <SUB> [] [] [] [] [] sq. ft.
or [] [] [] [] [] acres

LOCATED IN CITY/TOWN <LOC> _____

COUNTY <CT> _____

PRINCIPLE USE <PRU>
 Manufacturing
 Warehouse
 R & D

DATE AVAILABLE <DATE> [] [] [] [] [] []

SALE OR LEASE <SOL> Sale Lease

LOCATED IN INDUSTRIAL PARK <IO> Yes No

LOT AREA <LA> [] [] [] [] [] [] sq. ft. or [] [] [] [] [] [] acres

NO. OF PARKING SPACES <PAR> [] [] [] [] [] []

NO. OF FLOORS <FL> [] [] [] [] [] []

FLOOR SPACE ON <SP> [] [] [] [] [] [] sq. ft.

ELEVATORS <EL> OFFICE SPACE

AIR CONDITIONING Office <AC1> Other <AC2>

SPRINKLERED <SPR> HEAT <HT> CLEAR HEIGHT <CH> [] [] [] [] [] [] ft.

COLUMN SPACING <CS> [] [] [] [] [] [] by [] [] [] [] [] []

NO. OF SHIPPING DOCKS <SO> [] [] [] [] [] []
 Trailboard Drive-In

INFRASTRUCTURE

AVAILABLE ON SITE RAIL <RAI>

GAS <GAS> WATER <WAT> ELECTRICITY <ELEC> SEWAGE <SEW>

CLOSEST MAJOR AIRPORT _____

Airport <AIR> _____ miles to Route # [] [] [] [] [] [] <HWY 2>

_____ miles to Route # [] [] [] [] [] [] <HWY 1>

_____ miles to Route # [] [] [] [] [] [] <HWY 3>

_____ miles to Route # [] [] [] [] [] [] <HWY 4>

ADDRESS <SA>

Access

- 1) A request is received from a company seeking land or space in Massachusetts.
- 2) The company's criteria are determined and the **S.I.T.E.** computer matches these needs to the appropriate listings in the data base.
- 3) Printouts of those sites which meet the criteria are sent to the company for consideration. The company is brought in for video presentations.
- 4) The local economic development entity is notified that property in their areas has been referred to a prospective client.
- 5) The realtor/broker/owner is brought in to negotiate the sale privately.

MASSACHUSETTS DEPARTMENT OF COMMERCE
SITE INVENTORY TRACKING EXCHANGE
100 Cambridge Street, Boston, Mass. 02204

LISTING NO: 1 LOCATED IN: Boston COUNTY: Suffolk
DATE IN: 2/23/82 UPDATED:

DESCRIPTION:
LAND OR SPACE: Space AREA: 48,000 sq. ft. EXPANDABLE TO: 78,000 sq. ft.
SUBDIVIDABLE TO: 5,000 sq. ft. AVAILABLE: 2/28/82 SALE OR LEASE: Sale
PRINCIPAL USE: W LOCATED IN INDUSTRIAL PARK: Yes
LOT AREA: 40,000 sq. ft. NO. OF PARKING SPACES: 100 NO. OF FLOORS: 4
SPACE ON FLOOR: No ELEVATORS: Yes OFFICE SPACE: Yes
AIR CONDITIONING OFFICE: Yes AIR CONDITIONING OTHER: No
SPRINKLERED: Yes HEAT: Yes
CLEAR HEIGHT: 20 ft. COLUMN SPACING: 20 x 20
NO. OF SHIPPING DOCKS: 5 Tailboard
YEAR ERRECTED: 1959

AVAILABLE ON SITE:
RAIL: Yes
GAS: Yes
WATER: Yes
ELECTRICITY: Yes
SEWERAGE: Yes

DISTANCE TO NEAREST HIGHWAYS:
0 miles to Rt. 3
3 miles to Rt. 93
5 miles to Rt. 128

DISTANCE TO NEAREST MAJOR AIRPORT:
5 miles to Logan

heating/cooling system



MASSACHUSETTS DEPARTMENT OF COMMERCE

SITE INVENTORY TRACKING EXCHANGE

100 Cambridge Street, Boston, Mass. 02202

Telephone: (617) 727-2932



Name of Company <CONT> **BOSTON I.D.C.** Phone **(617) 355-7689**

Number and Street **100 SIMPSON ST.** City or Town **BOSTON**

Submitted by (Name and Title) **JOHN MILLER EXEC. DIRECTOR**

OWNER DEVELOPER REALTOR EXCLUSIVE AUTHORIZED AGENT

ECONOMIC DEVELOPMENT GROUP OTHER NEW ENTRY REVISION DELETION

CLASSIFICATION <TYPE>

LAND INDUSTRIAL SPACE

DESCRIPTION

AREA <SIZE> **48000** sq. ft. EXPANDABLE **78000** sq. ft. SUBDIVIDABLE **5000** sq. ft.
or acres TO <EX> or acres TO <SUB> or acres

LOCATED IN CITY/TOWN <LOC> **BOSTON** COUNTY <CT> **SUFFOLK** PRINCIPLE USE <PRU> Manufacturing Warehouse R & D

DATE AVAILABLE <DATE> **022882** SALE OR LEASE <SOL> Sale Lease LOCATED IN INDUSTRIAL PARK <ID> Yes No

LOT AREA <LA> acres or **40000** sq. ft. NO. OF PARKING SPACES <PAR> **100** NO. OF FLOORS <FL> **04**

FLOOR SPACE ON <SP> ELEVATORS <EL> OFFICE SPACE AIR CONDITIONING Office <AC1> Other <AC2>

SPRINKLERED <SPR> HEAT <HT> CLEAR HEIGHT <CH> **20** ft. COLUMN SPACING <CS> **20** by **20** NO. OF SHIPPING DOCKS <SD> **05** Tellboard Drive-In

YEAR ERECTED <YR> **1959**

INFRASTRUCTURE

AVAILABLE ON SITE RAIL <RAI> GAS <GAS> WATER <WAT> ELECTRICITY <ELEC> SEWAGE <SEW>

DISTANCE TO NEAREST MAJOR AIRPORT **05** miles to Airport <AIR>

DISTANCE TO NEAREST MAJOR HIGHWAY **00** miles to Route **3** <HWY 1> **05** miles to Route **128** <HWY 2>

03 miles to Route **93** <HWY 3> **05** miles to Route **95** <HWY 4>

SPECIAL FEATURES <SF>

NEW ENERGY EFFICIENT HEATING/COOLING SYSTEM

SITE ADDRESS <SA>

137 ADAMS ST.

COMMENTS <COM>

ENTIRE BUILDING AVAILABLE - LOCATED IN WATERFRONT INDUSTRIAL PARK - SPECIAL FINANCING AVAILABLE

(FOR OFFICE USE ONLY) <SS> _____

DATE IN <DI> _____ REVIEWED BY <RB> _____ UPDATED <UP> _____ NUMBER <NO> _____

MASSACHUSETTS DEPARTMENT OF COMMERCE
SITE INVENTORY TRACKING EXCHANGE
100 Cambridge Street, Boston, Mass. 02204

LISTING NO: 1 LOCATED IN: Boston COUNTY: Suffolk

DATE IN: 2/23/82 UPDATED:

DESCRIPTION:

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SUBDIVIDABLE TO: 5,000 sq. ft. AVAILABLE: 2/28/82 SALE OR LEASE: Sale

PRINCIPAL USE: W LOCATED IN INDUSTRIAL PARK: Yes

LOT AREA: 40,000 sq. ft. NO. OF PARKING SPACES: 100 NO. OF FLOORS: 4

SPACE ON FLOOR: No ELEVATORS: Yes OFFICE SPACE: Yes

AIR CONDITIONING OFFICE: Yes AIR CONDITIONING OTHER: No

SPRINKLERED: Yes HEAT: Yes

CLEAR HEIGHT: 20 ft. COLUMN SPACING: 20 x 20

NO. OF SHIPPING DOCKS: 5 Tailboard

YEAR ERECTED: 1959

AVAILABLE ON SITE:

RAIL: Yes

GAS: Yes

WATER: Yes

ELECTRICITY: Yes

SEWERAGE: Yes

DISTANCE TO NEAREST HIGHWAYS:

0 miles to Rt. 3

3 miles to Rt. 93

5 miles to Rt. 128

5 miles to Rt. 95

DISTANCE TO NEAREST MAJOR AIRPORT:

5 miles to Logan

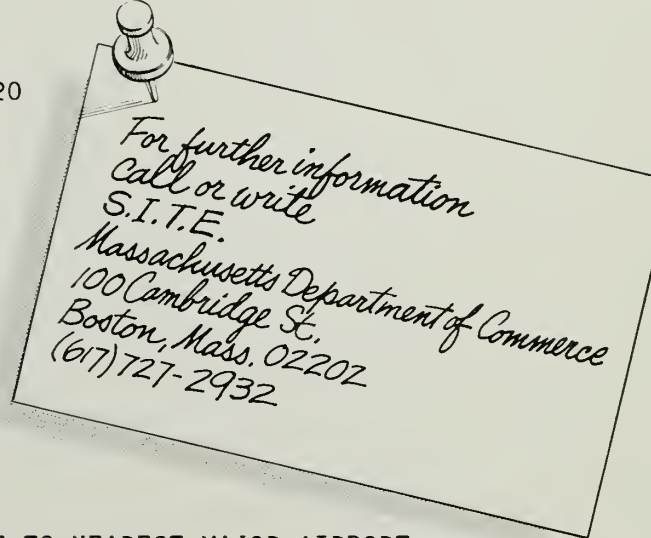
SPECIAL FEATURES: New energy efficient heating/cooling system

SITE ADDRESS: 137 Adams St.

ADDITIONAL COMMENTS: Entire building available - located in waterfront industrial park - special financing available.

FOR FURTHER INFORMATION CONTACT:

John Miller, Exec. Dir.
Boston I.D.C.
100 Simpson Street
Boston, MA.
(617) 355-7689



A BUSINESS SERVICE OF



**MASSACHUSETTS
DEPARTMENT
OF COMMERCE**

Ernest A. Lucci, Commissioner

Michael S. Dukakis, Governor
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